

**ELDORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: April 13, 2006
Item No.: 9.a.
Staff: Jason R. Hade

SPECIAL USE PERMIT

FILE NUMBER: S05-0027/Greenstone Monopine

PROPERTY OWNER: Lakes Kar – Shingle Springs (Dick Bienapfl)

APPLICANT: Verizon Wireless (Erin Merrill)

REQUEST: Special Use Permit to construct a 60-foot tall monopine wireless communications facility with 12 antennas and two future microwave dishes.

LOCATION: The subject property is located on the north side of Pinnacle Court, approximately 776 feet east of the intersection with Artesia Road, in the Shingle Springs area. (Exhibit A)

APN: 319-110-13

ACREAGE: 5 acres

GENERAL PLAN: Low-Density Residential – Important Biological Corridor (LDR - IBC) (Exhibit B and Exhibit D)

ZONING: Estate Residential Five-acre (RE-5) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration prepared

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The project site contains a 48-foot tall wooden monopole with 6 antennas approved by the Planning Commission as S00-0025 on December 14, 2000. The collocation of four panel antennas on this monopole was later approved by the Zoning Administrator as S00-0025R on July 7, 2004. Also located at the subject site is a 30-foot tall wooden monopole with six antennas approved by the Planning Commission as S00-0023 on November 9, 2000. A 35-foot tall OMNI antenna configuration is also present at the site and was approved as S94-0009 by the Planning Commission on July 14, 1994. At a Technical Advisory Meeting held on October 31, 2005, staff raised the issue of removing all existing wooden monopoles at the subject site and re-locating their antennas to the proposed monopine for aesthetic reasons along the Highway 50 corridor. The applicant indicated this was not feasible at this time in a statement attached as Exhibit H.

The Telecommunications Act of 1996 preserves the authority of a state or local government over decisions regarding the placement, construction, and modification of personal wireless services, with the following pertinent limitations:

SEC. 704.(7)B(iii)

Any decision by a state or local government or instrumentality thereof to deny a request to place, construct or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

SEC.704.(7)B(iv)

No state or local government or instrumentality thereof may regulate the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commissions regulations concerning such emissions.

The American National Standards Institute and the Institute of Electrical and Electronics Engineers (IEEE) have published a standard called ANSI/IEEE C95.1-1992, which until recently set recommended maximum power density levels for radio frequency (RF) energy originating from communication sites and other sources. The Federal Communications Commission (FCC) has also produced its own guidelines, which are more stringent and supersede the ANSI standard. As stated in an RF report, *RF Exposure Measurement Methods & Results*, submitted as part of the application, “the maximum cumulative exposure from both proposed facility and existing RF sources will be less than 7.5 percent of the public safety standard.” (*Exposure Measurement Methods & Results*. Jerrold T. Bushberg Ph.D., Health and Medical Physics Consulting, November 26, 2005). Based on the information discussed above, the risk of release of hazardous materials or emissions to the public is remote.

STAFF ANALYSIS

Project Description: A special use permit to construct a 60-foot tall monopine wireless communications facility with 12 antennas and two future microwave dishes. A 240 square foot equipment shelter and emergency back-up generator are proposed to be located within a 30-foot by 150-foot ground lease area at the base of the monopine. The leased area is to be enclosed by a six-foot tall slatted chain link fence. Project plans are included as Exhibit F.

According to the applicant, the project site was selected for the following reasons:

- a. The need for wireless infrastructure and mobile phone coverage in the area; and
- b. Availability of surrounding trees and vegetation at the subject site to serve to camouflage the proposed monopine.

Proposed Access: Site access is via an existing 15-foot wide gravel access easement from the leased area to Pinnacle Court.

Site Description: The project site lies at an elevation of approximately 1,353 feet. Existing site improvements include a 1,742 square foot home, two garage buildings, 48-foot tall wooden monopole, 30-foot tall wooden monopole, 35-foot tall OMNI antenna configuration, and related equipment shelters for each respective existing wireless communications facility. The project area is wooded with a variety of pine trees.

Adjacent Land Uses:

The subject property is five acres in size and is surrounded by the following land uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	LDR	Wireless Communications Facilities/Single-Family Residence
North	RE-5	LDR	Undeveloped
South	RE-5	LDR	Undeveloped
East	RE-5	LDR	Single-Family Residence
West	RE-5	LDR	Single-Family Residence

General Plan: The General Plan designation of the subject site is Low-Density Residential (LDR). The purpose of this land use designation is to establish areas for single-family residential development in a rural setting. Wireless communications facilities are permitted within the LDR designation with an approved special use permit. The following General Plan policies are applicable to the proposed project:

Policy 2.2.1.5: The General Plan shall provide for the following building intensities in each land use designation as shown in Table 2-3: [Low-density residential is permitted a maximum impervious surface of 10 percent.]

Discussion: The subject site contains a maximum impervious surface of 4.2 percent, consistent with the requirement discussed above.

Policy 2.2.5.21: Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development

projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Discussion: As proposed, the monopine has been designed in manner consistent with the surrounding tree canopy and compatible with the surrounding land uses. Although staff believes that, due to its visibility from the Highway 50 corridor, a more aesthetically pleasing project would include the removal of all existing wooden monopoles and their collocation on the proposed monopine, as discussed above, the applicant has researched this issue and concluded that such a wireless facility consolidation effort is infeasible at this time.

Policy 2.6.1.3: Discretionary projects reviewed prior to the adoption of the Scenic Corridor Ordinance, that would be visible from any of the important public viewpoints identified in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report shall be subject to design review, and Policies 2.6.1.4, 2.6.1.5, and 2.6.1.6 shall be applicable to such projects until scenic corridors have been established.

Policy 2.6.1.5: All development on ridgelines shall be reviewed by the County for potential impacts on visual resources. Visual impacts will be assessed and may require methods such as setbacks, screening, low-glare or directed lighting, automatic light shutoffs, and external color schemes that blend with the surroundings in order to avoid visual breaks to the skyline.

Discussion: Although the subject site is visible from Highway 50, it is not located in a scenic corridor as that segment of Highway 50 is located east of Placerville. As proposed, the monopine is designed with faux bark and tree canopy which blend well with the surrounding tree canopy in the project vicinity. The project has been conditioned to require monopine colors that match those of the surrounding trees. The project meets the applicable 30-foot setback, and no outdoor lighting is proposed. Although the proposed equipment shelter is not visible from Highway 50, it will be screened with a six-foot tall slatted chain-link fence.

Policy 6.2.3.2: As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: As discussed in the initial study, the removal of equipment and debris blocking the access road, widening of those sections of the access road that do not meet the required 40-foot turning radius to 20-feet, and construction of a fire safe turnaround area at the subject site will ensure adequate access exists. Pursuant to project comments from the El Dorado County Fire Protection District, a mitigation measure and conditions of approval have been incorporated into the project to resolve the issues discussed above.

Policy 7.4.2.9: The Important Biological Corridor (-IBC) overlay shall apply to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other factors. Lands located within the overlay district

shall be subject to the following provisions except that where the overlay is applied to lands that are also subject to the Agricultural District (-A) overlay or that are within the Agricultural Lands (AL) designation, the land use restrictions associated with -IBC policies will not apply to the extent that the agricultural practices do not interfere with the purposes of the -IBC overlay.

Discussion: Although the subject site lies within the IBC overlay district, the site has been extensively previously disturbed as the result of the construction of existing site improvements. The proposed project involves minor grading work, no tree removal, and no further hindrances to wildlife movement.

Conclusion: The applicant has designed the wireless facility in compliance with County regulations, addressing aesthetics, environmental issues, and health and safety concerns. All project-related environmental issues have been evaluated in the Initial Study. Therefore, staff finds that the project, as conditioned and mitigated, conforms to the General Plan.

Zoning: The County permits wireless communications facilities in all districts, provided that they follow standards and permitting requirements defined in Section 17.14.200 of the County Code. These standards include screening, compliance with setbacks and proper maintenance. The County encourages collocation facilities and the development of new multi-carrier facilities to provide for future collocation.

The proposed use is permitted in the Estate Residential Five-Acre (RE-5) zone district, pursuant to Section 17.14.299(D)(5)(a-b), which states the following:

- “5. **New Towers or monopoles:** The construction or placement of communication facilities on new towers or monopoles or an increase in height of existing towers or monopoles, may be permitted as set forth below:
- a. In the industrial, commercial and research and development zone districts a new tower or monopole may be permitted subject to approval of a minor use permit by the zoning administrator, pursuant to Section 17.22.400, except where located adjacent to a state highway or designated scenic highway or within 500 feet of any residential zone district.
 - b. In all other zone districts, new towers or monopoles shall be subject to approval of a special use permit by the planning commission pursuant to Section 17.22.500 et seq.”

The proposed project is located in a residential zoning district, and therefore, the applicant has submitted a request for a special use permit, in compliance with County regulations. The special use permit evaluates the use and compatibility of the development on the site within the RE-5 Zone District. The proposed project is subject to County development standards for wireless facilities as set forth in Section 17.14.200(F) of the County Code. As designed, the project complies with the County’s development standards described below.

Development Standards: Section 17.14.200(E) and (F) of the County Code require that all wireless communication facilities meet certain criteria. Below is an analysis of these standards.

1. Screening: The monopole has been designed as a pine tree to blend with the surrounding pine tree canopy in the project area. A six-foot tall slatted chain link fence will screen the equipment cabinets from public view. The monopine tree foliage is to be painted to match the surrounding tree foliage colors as is the monopine base. A photo simulation of the tree pole and surrounding area has been submitted (See Exhibit E).
2. Setbacks: The subject site has a 30-foot setback requirement from all property lines. As proposed, the equipment pad and tree pole comply with the setback requirements contained within Sections 17.28.210(D).
3. Maintenance: To address maintenance issues, the applicant proposes to have a technician service the tree pole and equipment approximately once a month to ensure proper performance of the facility. The project is conditioned to ensure that colors and other improvements are maintained to ensure a consistent appearance.
4. Radiofrequency Radiation (RF) Requirement: Section 17.14.200 (G) requires that the applicant submit a report or summary of the estimates of non-ionizing radiation generated by the facility and maximum electric and magnetic field strengths at the edge of the facility site. As stated in an RF report, *RF Exposure Measurement Methods & Results*, submitted as part of the application, “the maximum cumulative exposure from both proposed facility and existing RF sources will be less than 7.5 percent of the public safety standard.” (*Exposure Measurement Methods & Results*. Jerrold T. Bushberg Ph.D., Health and Medical Physics Consulting. November 26, 2005)
5. Availability: Section 17.14.200 (H) requires that all existing communication facilities be available to other carriers as long as structural or technological facilities obstacles do not exist. The project has been conditioned to allow for collocation with no further review by the Planning Commission required provided that all ground-mounted equipment is located within the proposed lease area and that no more than four antennas are placed on the monopine at any one time with no increase in height (Condition 13).
6. Unused Facilities: Section 17.14.200 (I) requires that all obsolete or unused communication facilities be removed within six months after the use of that facility has ceased or the facility has been abandoned. The project has been conditioned to comply with this requirement (Condition 16).
7. Other Permit Requirements: Section 17.14.200 (J) states certain notification requirements for projects located within 1,000 feet of a school or subdivisions governed by CC&Rs. There are no schools or subdivisions governed by CC&Rs within 1,000 feet of the subject site.

After review of the submitted site plans, visual simulations, and an on-site reconnaissance, it has been determined that the proposed project meets the standards contained in Section 17.14.200 E and F of the County Code.

Agency and Public Comments: The following agencies provided comments on this application:

Environmental Management Department – Solid Waste & Hazardous Materials: All solid waste and hazardous materials issues concerning the proposed project, including the submittal of a hazardous materials business plan, are addressed within the conditions of approval.

Environmental Management Department: The Environmental Management Department, Environmental Health Division, had no comments concerning the proposed project.

El Dorado County Department of Transportation: The Department of Transportation reviewed the proposal and had no recommended conditions of approval for this project.

El Dorado County Resource Conservation District: The Resource Conservation District reviewed the project and had no comments on the proposed activity.

El Dorado County Fire Protection District: All Fire District project concerns, including site access, “knox” padlock installation, turnaround construction and access road widening, are addressed in the conditions of approval.

Air Quality Management District (AQMD): All AQMD issues, such as fugitive dust, and asbestos dust mitigation, are addressed in the mitigation measures and conditions of approval.

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on air quality, cultural resources, hazards and hazardous materials, and noise. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

NOTE: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.) and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,285.⁰⁰ after approval, but prior to the County filing the Notice of Determination on the project. This fee, less \$35.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State’s fish and wildlife resources.

RECOMMENDATION

Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d) incorporated as conditions of approval in Attachment 1; and
3. Approve Special Use Permit S05-0027 based on the findings in Attachment 2, subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Mitigation Measures & Conditions of Approval
Attachment 2.....	Findings
Exhibit A.....	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D.....	Important Biological Corridor Overlay Map
Exhibit E	Assessor's Parcel Map
Exhibit F	Site Plan
Exhibit G.....	Visual Simulations
Exhibit H.....	Applicant Collocation Statement
Exhibit I	Initial Study

ATTACHMENT 1

CONDITIONS OF APPROVAL

FILE NUMBER S05-0027

April 13, 2006

Development Services Department - Planning Services

1. This special use permit approval is based upon and limited to compliance with the project description, dated April 13, 2006, and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

A special use permit to construct a 60-foot tall monopine wireless communications facility with 12 antennas and two future microwave dishes. A 240 square foot equipment shelter and emergency back-up generator are proposed to be located within a 30-foot by 150-foot ground lease area at the base of the monopine.

MITIGATION MEASURES FROM PROPOSED MITIGATED NEGATIVE DECLARATION

2. District Rule 223, which addresses the regulation and mitigation measures for fugitive dust emissions, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 403 of the South Coast Air Quality Management District. A fugitive dust prevention and control plan and contingent asbestos hazard dust mitigation plan shall be submitted to and approved by the Air Pollution Control District prior to the start of project construction.

Monitoring: Prior to building permit issuance, the Air Quality Management District shall review and approve a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan for the proposed project.

3. Burning of wastes that result from "Land Development Clearing" must be permitted through the Air Quality Management District. Only vegetative waste material may be disposed of using an open outdoor fire. (Rule 300)

Monitoring: Prior to the burning of wastes for "land development clearing," the Air Quality Management District shall review and permit such activity.

4. Project construction involving the application of architectural coating shall adhere to District Rule 215 regarding Architectural Coatings.

Monitoring: The Air Quality Management District shall ensure adherence to Rule 215 during the construction process.

5. Prior to construction/installation of any new point source emission units or non-permitted emission units (i.e. gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the Air Quality Management District. Submittal of applications shall include facility diagrams(s), equipment specifications and emission factors.

Monitoring: Prior to building permit issuance, the Air Quality Management District shall review and approve any applications for new point source emission units or non-permitted emission units.

6. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.

Monitoring: The Department of Transportation (DOT) shall monitor the above-referenced activities as part of the issuance of a commercial grading permit. If deemed necessary, DOT shall issue a stop work order upon the discovery of any item of historical or archaeological interest and only allow grading activities to continue once the issue has been resolved.

7. In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

Monitoring: The Department of Transportation (DOT) shall monitor the above-referenced activities as part of the issuance of a commercial grading permit. If deemed necessary, DOT shall issue a stop work order upon the discovery of any human remains on the project site and only allow grading activities to continue once the issue has been resolved.

8. The project shall be modified, including the construction of a fire safe turnaround area, as necessary, to incorporate the requirements required by the El Dorado County Fire Protection District and shall be reviewed and approved by the El Dorado County Fire Protection District prior to the issuance of a building permit.

Monitoring: The El Dorado County Fire Protection District shall review and approve the project prior to building permit issuance to ensure compliance with all District regulations.

9. Grading and construction activities on the site shall be limited to daylight hours from 7:00 AM to 7:00 PM Monday through Friday, and 9:00 AM to 5:00 PM Saturday. No construction or grading activities shall take place on Sundays or holidays.

Monitoring: Department of Transportation shall investigate any noise complaints received regarding the occurrence of grading and construction activities in violation of the mitigation measure discussed above.

10. Only equipment with properly maintained mufflers shall be used during construction.

Monitoring: The Air Quality Management District shall monitor and investigate any complaints received regarding proper equipment maintenance during project construction.

11. Construction equipment shall not idle on the property (construction site) when not in active use.

Monitoring: The Air Quality Management District shall monitor and investigate any complaints received regarding proper equipment use and potential air quality impacts during project construction.

PROJECT SPECIFIC CONDITIONS

12. All site improvements shall conform to the site plans attached as Exhibit D.
13. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground mounted equipment is located within the existing leased area and provided that no more than four antennas are placed on the pole at any one time with no increase in height.
14. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color.
15. All improvements associated with the communication facility, including equipment shelters, towers, antenna and fencing shall be properly maintained at all times. Colors of the tower and other improvements shall be maintained to ensure the appearance remains consistent. Prior to final occupancy, the color of the tree pole foliage shall be painted to match the foliage of the surrounding trees within the project area. The tree pole structure shall also be painted in a manner which matches the tree trunks of the existing trees in the project vicinity.
16. All obsolete or unused communication facilities shall be removed within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify

Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.

17. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Deputy Director of Planning to cover the cost of processing a five-year review.
18. Prior to final occupancy, a sign conforming with ANSI C95.2 color, symbol and content, and other markings as appropriate, should be placed close to the antennas with appropriate contact information in order to alert maintenance or other workers approaching the antenna to the presence of RF transmissions and to take precautions to avoid exposures in excess of FCC limits.
19. The leased area is to be enclosed by a six-foot tall slatted chain link fence prior to final occupancy.
20. Except during unanticipated emergency situations, the generator shall run only one hour per week between the hours of 7:00 AM and 7:00 PM for routine maintenance purposes.

El Dorado County Fire Protection District

21. Prior to building permit issuance, the applicant shall submit a site plan review fee of \$150.00 to the El Dorado County Fire Protection District.
22. Prior to final occupancy, fire access shall be provided to meet fire safe standards.
23. Prior to final occupancy, the site address shall be posted on Pinnacle Court at a minimum of 12 inches in size.
24. A minimum 12-foot wide all weather access road to within 50 feet of the equipment shelter shall be provided prior to final occupancy.

25. Those sections of the existing access road that do not meet 40-foot required turning radius must be widened to 20-feet prior to final occupancy, as determined by the El Dorado County Fire Protection District.
26. All equipment and debris currently blocking the access gate shall be removed prior to final occupancy.
27. Prior to final occupancy, the applicant shall confirm that a “Knox” padlock is on the gate and a “Knox Box” is on any equipment shelters at the subject site.
28. Prior to final occupancy, a Fire District approved turnaround area shall be constructed at the project site.
29. All project access roads shall have 13-foot 6-inch tall vertical clearance and be capable of supporting a 40,000 pound load prior to final occupancy.
30. Road grades shall not exceed 16 percent prior to final occupancy.
31. All project gates shall comply with Fire Prevention Officer’s standard as determined by the El Dorado County Fire Protection District.

El Dorado County Environmental Management Department

32. Under the Certified Unified Program Agency (CUPA) programs, if the operations will involve the storage of reportable quantities of hazardous materials for backup power generation, a hazardous materials business plan for the site must be submitted to the Environmental Management Department and applicable fees paid.

Air Quality Management District

33. Prior to the start of project construction, an asbestos dust mitigation plan application shall be submitted to and approved by the Air Quality Management District.
34. Any project road construction shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the County Ordinance concerning asbestos dust.

ATTACHMENT 2 FINDINGS

FILE NUMBER S05-0027

1.0 CEQA FINDING

- 1.1 The Planning Commission has considered the Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The Planning Commission finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.
- 1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

Special Use Permit S05-0027 has been requested by Verizon Wireless to construct a 60-foot tall monopine wireless communications facility with 12 antennas and two future microwave dishes. A 240 square foot equipment shelter and emergency back-up generator are proposed to be located within a 30-foot by 150-foot ground lease area at the base of the monopine.

2.1.1 **The proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood.**

The use is found to comply with the requirements of County Code Section 17.14, Wireless Communications Ordinance, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study. No agency or community group objections or concerns were expressed during the project review process.

2.2.2 The proposed use is consistent with the policies in the 2004 El Dorado County General Plan.

As discussed in the General Plan section of the staff report above, the project is consistent with the applicable General Plan policies pertaining to maximum impervious surface, land use compatibility, visual/scenic resources, emergency vehicle access and Important Biological Corridor impacts. The proposed use is consistent with the policies in the El Dorado County General Plan because the applicant has designed the cellular facility in compliance with County regulations addressing aesthetics, environmental issues, and health and safety concerns, as required by the General Plan.